

**REPORT ON SALE BY
COUNTY OF MORRIS OF
16 HIGHVIEW AVENUE
CEDAR KNOLLS, NJ 07927
IN HANOVER TOWNSHIP**

Morris County Department of Planning & Public Works

April 7, 2014

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INTRODUCTION

The County of Morris owns the house located at 16 Highview Avenue, Cedar Knolls, New Jersey 07927. The 1,615 square foot home is located on Block 1701 Lot 7 in Hanover Township. The lot is 50 feet by 150 feet. The two-story Cape Cod style house contains seven rooms total, with four bedrooms and two bathrooms. Not included in the 1,615 square feet of living space calculation is an unfinished basement and a two-car detached garage.

The house was most recently used as an office for the Morris County Soil Conservation District. In November 2013, the Morris County Soil Conservation District moved its offices to the fourth floor of 30 Schuyler Place and share office space with the Morris County Department of Planning & Public Works.

This report, as required by P.L. 1971 c. 189 (c. 40A:12-13.5 et. seq.) identifies “the reasons for, and all advantages and disadvantages and benefits and detriments of, the proposed sale, lease, or exchange...and assessing the environmental and economic value of the real property or capital improvement proposed to be sold, leased or exchanged under both its current and proposed use.”

ADVANTAGES

The advantages of selling this property are as follows:

- 1) The move of the staff of the Morris County Soil Conservation District into the office occupied by the Morris County Department of Planning & Public Works will allow for information and knowledge sharing.
- 2) The single family detached home will fit well into the community used as zoned for residential. This is the highest and best use.
- 3) If reverted to residential use, this property will create tax revenue for the Township of Hanover and the County of Morris.
- 4) The county will no longer have to sustain the cost of maintenance and upkeep of the property.
- 5) The County of Morris will be compensated for the sale.

DISADVANTAGES

The disadvantages of selling this property are as follows:

- 1) The space available to the County of Morris will be reduced.
- 2) The staff of the Soil Conservation District had to relocate.

ENVIRONMENTAL IMPACTS

There is no plan to alter the property and the intention is for the future use to follow municipal zoning. Based on the age of the structure, there may be lead paint present. No other hazardous environmental conditions are known. The home is unremarkable and is not on the historic register listings; either individually or anywhere near a historic district. The property is located in the Highlands Planning Area and there are no environmentally sensitive features located on this property.

RECREATIONAL IMPACT

There will be no impact on recreational use of this site as the use is not recreational now and is not intended to be such in the future.